

June 7, 2005

Minutes of the Alpine City Planning Commission meeting held June 7, 2005 at Alpine City Hall. The meeting was called to order at 7:00 pm by Chairman Jannicke Brewer. The following Commission members were present and constituted a quorum:

Chairman Jannicke Brewer

Commission Members: Dale Porter, Jim Tracy, Thomas Whitchurch, Steve McArthur. Mike Mickelson and Phil Andrus were not present.

Staff: Charmayne Warnock, Shane Sorensen, Rachel McTeer, Jay Healey, Ted Stillman, Jeff Robb

Others: Lynn Broadbent, Ellis Robinson, Greg Brown, Max Pitcher, Steve Larsen, David Pierce, Ray Paskett, Ann Paskett, Tracy Wallace, Tyson Black, Daniel Whiting, Jon Fotheringham, Colleen Santos, Will Jones, Terry Brown.

The prayer was offered by Thomas Whitchurch.

1. PUBLIC COMMENT: None

2. CONDITIONAL USE PERMITS FOR HOME OCCUPATIONS:

Hampton House Design, LLC – 10 S. Wildflower Circle – Luanne Pedersen: Ms. Pedersen requested a conditional use permit for her interior design business. No customers would visit the home.

Game Planet, LLC – 492 Bristol Court – Daniel J. Whiting: Mr. Whiting requested a permit for his business of marketing video gaming products via the internet.

Jerin Enterprises – 528 N. Ridge Lane – Jon Fotheringham: Mr. Fotheringham requested a permit for his business wherein he marketed a variety of products via the internet. No stock would be kept at the home.

Colleen Santos Realty – 361 S. Scenic Drive – Colleen Santos: Ms. Santos requested a permit for her real estate business. No customers would visit the home.

MOTION: Jim Tracy moved to approve conditional use permits for the following:

Hampton House Design, LLC – 10 S. Wildflower Circle – Luanne Pedersen

Game Planet, LLC – 492 Bristol Court – Daniel J. Whiting

Jerin Enterprises – 528 N. Ridge Lane – Jon Fotheringham

Colleen Santos Realty – 361 S. Scenic Drive – Colleen Santos

Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

3. PUBLIC HEARING ON WHISPERING PINES SENIOR LIVING SUBDIVISION AND ZONE CHANGE AND FINAL APPROVAL: Rachel McTeer explained that the proposed development was located in the business commercial zone. In order to be approved as a senior living facility, it needed to be rezoned to the Assisted Living/Senior Living Overlay Zone.

Jannicke Brewer opened the hearing for public comment.

Ann Paskett asked how many units there would be in Whispering Pines, and was told there would be five units on a little over an acre.

There were no other comments.

The Planning Commission reviewed the revised landscaping plan. Jannicke Brewer said it appeared that the trees had been moved so there should be no problems with the sight triangle. The rest of the landscaping remained the same.

MOTION: Jim Tracy moved to approve the revised landscaping plan for the Whispering Pines Senior Living Subdivision. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

4. PASKETT COURT SUBDIVISION – PUBLIC HEARING AND FINAL APPROVAL –

RAY PASKETT: Rachel McTeer said Paskett Court would be an infill subdivision consisting of 6 lots located at approximately 600 N. Main Street in the TR-10,000 zone. It was located next to the cemetery. Jannicke Brewer invited public comments on the proposed development. There were no comments.

Shane Sorensen said Ray Paskett had submitted the final plans which showed all the recommended changes. Corrections had been made on the frontages. The storm drain was shown. The name of Sledhill Road was added to the plat. There was a note on the plat indicating there should be no access to the east (the cemetery) from lots 3 and 4. Shane Sorensen suggested that it could be changed to vehicular access if desired because the City was mainly concerned about construction equipment and 4-wheelers, etc. encroaching on the cemetery.

Jannicke Brewer said there was a discussion at City Council about putting up a fence between the subdivision and the cemetery. In most locations they didn't think a fence would be needed because there was a lot of vegetation between the lots and the cemetery, but there was one section that was open and near the road.

Shane Sorensen said he had talked to Ula Hemingway who chaired the Cemetery Committee and she thought the city should consider putting a fence around the perimeter of the cemetery. Dale Porter noted that most other cities fenced their cemeteries.

Thomas Whitchurch said he'd like to have the Cemetery Committee make a recommendation on fencing to the City Council.

MOTION: Dale Porter moved to grant final approval to the Paskett Court Subdivision with the condition that the City's water policy be met with Alpine Company Irrigation shares. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

5. THE RANCH AT WESTFIELD PARK SUBDIVISION, PLAT D – PUBLIC HEARING

– DAVID PIERCE: Rachel McTeer explained that lots 30 and 31 in Plat B of the original Ranch at Westfield Park subdivision had been squared up, changing the boundary lines. The two lots still met the zoning requirement for frontage and lot size

Jannicke Brewer asked if there were any public comments and there were none. She explained that the property lines had been adjusted when Blair Buswell did his land swap for his lot in the adjacent Twin River Subdivision.

MOTION: Jim Tracy moved to grant final approval to the Ranch at Westfield Park Subdivision, Plat D. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

6. CANYON BROOK SUBDIVISION – STEVE LARSEN – CONCEPT AND PUBLIC

HEARING: Rachel McTeer said the proposed development was located up Fort Canyon Road. It consisted of 3 lots on 52 acres in the CE-5 zone. It was proposed that the open space be private.

Jannicke Brewer said there were a number of issues that would need to be considered with the proposed development. The property would be affected by the Sensitive Lands Ordinances including the Wildland Interface Ordinance and the Hillside Protection Ordinance. Other possible hazards such as rock fall, debris flow and flood plain needed to be taken into account.

Jannicke Brewer opened the meeting for public comment.

Lynn Broadbent said he owned 28 acres adjacent to the proposed development. He had talked to Steve Larsen and was told he would need 40 acres in order to do a PRD in the CE-5 zone. They had discussed possibilities and decided to look at combining their properties for a 5-lot subdivision. Both properties had frontage on Fort Canyon Road. Mr. Broadbent handed out copies of a proposed layout to the Planning Commission.

Steve Larsen said his proposed 3-lot development complied with city ordinances. The Broadbent property had some problems meeting requirements in the ordinance pertaining to slope. He asked the Planning Commission what the likelihood would be of obtaining an exception so Lynn Broadbent could get two lots on his property.

The Planning Commission discussed possible configurations for the development. Shane Sorensen said that since the current and future Fort Canyon Road went through the Broadbent property, there might be some benefit to the City if the Broadbent property were included in the Larsen development.

Jannicke Brewer asked about connecting a trail to Draper City through the open space. Steve Larsen said he wasn't particularly opposed to trails along the ridges in the open space. Mainly he wanted to keep the traffic away from the homes in order to provide privacy. Jannicke Brewer asked Craig Skidmore to have the trail committee look at the proposal and give the Planning Commission a recommendation.

Max Pitcher said he owned property adjacent the proposed development. He said that when he bought his property in the mid 80s from his brother Grant Pitcher, the property was surveyed. He said they had stood on the bridge and said this portion is yours and this portion is mine. However, the new survey done in February 2005 was different from the original survey. Max Pitcher said it put the boundary line 20 feet into his property and didn't go to the middle of the bridge. He was concerned about access to his property and also he had pipes underground that would be affected by construction. Max Pitcher said he had talked to Steve Larsen and although they didn't come to an agreement, Steve had told him that he would allow Max Pitcher and his heirs to have access to their property. He would not, however, take responsibility for the pipes since he didn't know where they were located. Max Pitcher went on to say that he felt there were two solutions. One solution was to recognize the original survey and no pipes would be torn up. The other solution was to go with the recent survey and he would be allowed access to his property and if pipes were torn up in the process of development, Steve Larsen would repair the damage.

Steve Larsen said the property line had been in dispute between the two brothers long before he purchased the property. Before he agreed to purchase the ground, he hired a registered licensed surveyor to make a survey. He said he had talked to Max Pitcher and would allow him to maintain his improvements and landscaping and have access to his property, but he had a problem accepting liability for pipe lines that were laid during a known property dispute.

Will Jones said the survey was approved by the title company.

Jannicke Brewer asked if there were other public comments.

Terry Brown said he did not want to see a road alignment that divided the best part of his property and cut him off from the stream.

The Planning Commission then discussed possible layouts for the subdivision.

7. STORM DRAIN SURVEY: Shane Sorensen said the Storm Drain Master Plan was part of the Capital Facilities Plan. They were updating the Storm Drain Plan and needed a

recommendation from the Planning Commission. There were three changes which included adding a storm drain system to the Moon Subdivision, Quincy Court, and extending the storm drain system to the Heritage Hills detention basin. Shane Sorensen said it wouldn't change the dollar amount of the storm drain impact fee.

MOTION: Jim Tracy moved to approve the Storm Drain Master Plan as presented. Dale Porter seconded. Ayes: 4 Nays: 0. Motion passed.

8. GENERAL PLAN SURVEY: The Planning Commission reviewed the General Plan Survey and moved to recommend it with some changes.

MOTION: Jim Tracy moved to extend the meeting and approve the General Plan Survey with changes as discussed, and recommend it to the City Council. Steve McArthur seconded. Ayes: 4 Nays: 0. Motion passed

9. APPROVE MINUTES OF MAY 17, 2005

Steve McArthur said that during the last heavy rainstorm, he observed that there was no water cascading over the rocks on the Taylor Smith property. The biggest problem was on Matterhorn Drive where the rain was coming from rooftops and flowing through people's backyards. There didn't seem to be a problem on Hog Hollow, and where the roads had been added, the runoff was better controlled. The biggest problem was drainage from one yard flowing into the next yard.

MOTION: Steve McArthur moved to approve the minutes of May 17, 2005 as corrected and adjourn. Jim Tracy seconded. Ayes: 4 Nays: 0. Motion passed.

The meeting was adjourned at 9:15 pm.